

Call to Order: Chairman Darrin Brock called meeting of the Planning Commission Meeting to order at 6:00pm. An attendance sheet was available for visitors.

Invocation: Liz Estes, City Clerk

Pledge of Allegiance: Darrin Brock, Chairman

Roll Call: Board Members present: James Walker, Frank Mocivnik, Chase Henrichs and Tony Kaczoroski and Michael Phillips. Brian Clark was absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of April 19, 2021 as written.

Motion: Commissioner Walker

Second: Commissioner Kaczoroski

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to Minutes of April 19, 2021 as written approved.

Public Forum: Open: 6:03pm Closed: 6:03pm

Old Business: None.

New Business:

IDO ARKANSAS PH II – LARGE SCALE DEVELOPMENT – 407 N. GOAD SPRINGS ROAD

Karen Davis reported applicant met all staff requirements and staff recommended approval. The first phase is completed (where you can now find Flooring America).

Motion to approve IDO ARKANSAS PH II – LARGE SCALE DEVELOPMENT.

Motion: Commissioner Phillips

Second: Commissioner Mocivnik

Vote Aye: Walker, Henrichs, Mocivnik, Phillips, Brock, Kaczoroski

Vote Nay: None

Motion to approve IDO AKRANSAS PH II – LARGE SCALE DEVELOPMENT approved.

NOEHHO, LLO – HONEYSUCKLE ST, PARCEL NO, 12-00362-001- GREYSTONE REZONE

Eric Richardson, Richardson Engineering, asked for rezone of 291/2 acre, from R-1 Suburban Neighborhood to R-2 Intermediate Neighborhood. Springdale Water Utilities has been advised the city that sewer is near capacity in this area and they do not feel that he sewer could support this zone. Also, zoning creates spot zoning since properties contiguous to this parcel are zoned R-1. Staff does not support the rezone.

Public Hearing: Open 6:13pm Closed 6:18pm

Charlie Lairamore, 801 Grandy Place, objects because of increased traffic. It is already difficult to merge onto Pleasant Grove. Potential for increased crime.

Rick Polvirenti, Springdale Water Utilities advised that sanitary sewer capacity is very limited.

Andrea Grotts and Berton Grotts, 829 Pennington St., object because they do not want our city to be devalued further by having additional low quality houses built on small lots. Also, in our opinion, the current infrastructure does not support a significant increase in traffic.

Trent Sullivan, 401 Goodman, was against rezone due to traffic issues.

Kirk Sims, 1012 Honeysuckle, opposed the rezone due to traffic and water issues.

Motion to recommend City Council deny Noehho, LLO, Greystone Rezone.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

Vote Aye: Walker, Henrichs, Brock, Mocivnik, Phillips, Kaczoroski

Vote Nay: None

Motion to recommend City Council deny Noehho, LLO, Greystone Rezone passed.

AMENDMENT TO ORDINANCE #993 – MOBILE FOOD VENDING PARKS

Owner of Yum & Go food vending park in Lowell has asked to allow one sandwich board sign for each mobile food truck within the park.

Public Hearing: Open: 6:26pm Closed: 6:26pm

Motion to recommend to City Council approval of Amendment to Ordinance #993 to allow sandwich boards in Mobile Food Vending Parks

Motion: Commissioner Phillips

Second: Commissioner Kaczoroski

Vote Aye: Walker, Phillips, Mocivnik, Henrichs, Brock, Kaczoroski

Vote Nay: None

Motion to recommend to City Council approval of Amendment to Ordinance #993 to allow sandwich boards in Mobile Food Vending Parks approved.

AMENDMENT TO MASTER STREET PLAN

Amendment to relocate some areas of trails and remove or extend other areas: 1) Removed trail along Old Wire Road. Existing sidewalk; 2) Continued the trail along E. Pleasant Grove connecting to Old Wire Road; 3) Relocated trail north of Weatherston Subdivision to Zion Church Avenue; 4) Removed drive along N. Bloomington St. to JB Hunt Warehouse; 5) Added trail on the east side of 71B from McClure Avenue to the north of School Avenue.

Public Hearing: Open: 6:44pm Close: 6:45pm

Motion to recommend approval to City Council Amendment to Master Street Plan.

Motion: Commissioner Walker

Second: Commissioner Phillips

Vote Aye: Henrichs, Phillips, Mocivnik, Walker, Brock, Kaczoroski

Vote Nay: None

Motion to recommend to City Council approval Amendment to Master Street Plan passed.

Planning Staff Items: Next PC Meeting 05-17-21

Discussions: Letters of support of the inclusive playground at KJM Park and sidewalks are needed to put with grant applications.

Committee Reports: None

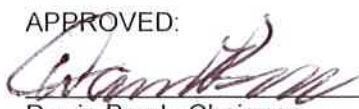
Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 6:49pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman